

**Special Meeting with Tony Gioventu
Re: Rooftop Decking and Associated Issues**

Wednesday, September 11, 2012

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| 1. PRESENT: Gordon Farrell
Carole Borthwick
Larry Makutra | Aviva Levin
Terry Ash
Corinne Inglis |
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SPECIAL GUEST: Tony Gioventu, Executive Director of CHOA

2. CALL TO ORDER: 7:20 pm

- 3.** Gord provided an overview of the rooftop decking /fencing issue as well as the need to update the Strata Corporations Bylaws for Limited Common Property.

a. Bylaws

1. Tony Gioventu explained the difference between adopting rules as opposed to adopting bylaws for such things as pool rules. It is much easier to manage changes to rules than to bylaws and easier to implement infractions. Tony suggested wording that the bylaw committee could use and suggested that once they completed their revisions that they forward them to him to review rather than pay a lawyer.
2. Tony advised council of two methods of issuing bylaw infractions and fines. Fines of \$50.00 can be issued every seven days for infractions. Tony advised council to seek legal advice on the enforceability of incremental fines to ensure they are not a continuing contravention or serial contraventions that are being misinterpreted as incremental fines and they are a bylaw consistently and fairly in accordance with the bylaw.

Tony Gioventu confirmed the following information that forms part of the Strata Property Act: The Strata Council cannot delegate the enforcement of bylaws and application of fines to anyone, however, the Administrator can issue the correspondence as necessary for the notice of complaints, fines, collections etc.

b. Rooftop Decking Material

Tony recommended that the Strata Corporation pay 100% of the cost of installing 'Playfall' (which has a 50 year life) as a base bid. This product would protect the integrity of the 3 ply SBS membrane roofing material and would also provide sound protection to those suites living below the private decks. Then owners of rooftop decks, at their own expense, can install an approved product on top of the Playfall". Fencing would be included at the same time.

A discussion took place regarding fencing and Tony suggested we research additional products available from a fencing company in North Vancouver. He suggested we consider fencing with a low wind resistance which we were already considering.

4. DEPRECIATION REPORT:

The council discussed depreciation reports in general and the need for all strata corporations to comply with the new laws.

5. ADJOURNMENT: 9:00 PM